

EXHIBIT 13



P.O. Box 514387
Los Angeles, CA 90051-4387

Notice Date: January 22, 2021

Loan Number: [REDACTED]
Property Address:
451 MAY LN
LOUISA VA 23093

MARK JOHNSON
451 MAY LN
LOUISA VA 23093

Payoff Demand Statement

Servicer: PennyMac Loan Services, LLC

**An Updated Payoff Demand Statement Should Be Ordered Within
One Business Day of the Anticipated Payoff Date**

ABOUT YOUR LOAN

A payoff request was received for the above referenced loan.

If you have moved or your mailing address has changed or will soon change, please provide us with your new mailing address so we can send important documents, notices and/or refund checks to you promptly. You can update your address online at www.PennyMacUSA.com or by calling Customer Service at (800) 777-4001.

If you would like to cure a delinquency on your loan to bring it current, and do not intend to pay off the loan in full, please contact us at (866) 545-9070 to obtain a reinstatement quote, including available options to help you bring your loan current if you have a hardship.

WHAT THIS MEANS

We've prepared your payoff quote and also included important information about paying off your mortgage. It's important that you read through this entire statement to ensure a smooth payoff process.

If you have an impound account associated with your mortgage loan for paying taxes and/or insurance and the next disbursement is within the good-through date of **February 19, 2021**, you must request an updated Payoff Demand Statement within one business day of your payoff. An updated payoff statement can be most easily obtained on our website at www.PennyMacUSA.com or by calling (800) 777-4001 and speak to a Customer Service Representative.

Title or Escrow Companies (or another authorized third party) may validate or obtain current payoff figures on our website by visiting www.ServicingPartners.PennyMacUSA.com.

PAYOFF

Loan Number: [REDACTED]

This demand reflects the amount to pay your loan in full.

| | |
|------------------------|-------------------|
| Good Through: | February 19, 2021 |
| Loan Is Due For: | October 1, 2019 |
| Current Interest Rate: | 3.87500 % |

If your loan is delinquent, additional or anticipated fees and costs may be incurred during the Good-through Date period relating to collection, foreclosure, bankruptcy, or other defaults on your loan. You must request an updated demand for current payoff figures within one business day of your anticipated payoff. Please note fees and costs will be calculated based on the Good-through Date. When you contact us to obtain an updated payoff demand statement, based upon the status of your loan, it may take additional time to calculate all applicable fees and costs to generate an updated payoff demand statement.

Funds received after 02/19/2021 will be subject to an additional \$26.49 of interest per day. Funds MUST be received no later than 12:00 PM PT, for same day processing. Payoffs are not posted on weekends or holidays. Interest will be added to the account for these days.

Payoff Breakdown:

| | |
|-------------------------------|--------------|
| ===== | |
| Principal Balance: | \$249,557.60 |
| Interest Due As Of 02/19/2021 | \$14,176.51 |
| Escrow Advance: | \$13,317.51 |
| Foreclosure Fees: | \$555.00 |
| Foreclosure Costs: | \$272.50 |
| Property Preservation: | \$210.00 |
| Funds in Suspense: | (\$323.32) |
| Late Charges: | \$358.12 |
| Recording Fees: | \$46.00 |
| Release Costs: | \$22.50 |

| | |
|-----------------------------------|---------------------|
| <u>Total Payoff Amount as of:</u> | |
| February 19, 2021 | \$278,192.42 |

Scheduled Escrow Disbursement(s):

These amounts may differ if your tax or insurance bills are more or less than the amount indicated below.

Below are the next disbursement dates from your impound account: PennyMac may make these disbursements prior to the due date to ensure timely payment.

| | | |
|------------------|------------|----------------|
| Hazard Insurance | \$2,318.00 | April, 2021 |
| Property Tax | \$2,761.92 | November, 2021 |

Amounts listed in the Scheduled Escrow Disbursement(s) section above are based on the last known amounts and will be paid by PennyMac as long as the loan is active; however, pending disbursement amounts are not included in the Total Payoff Amount Due. You must request an updated demand for current payoff figures or include those amounts in your remittance.

Note: The amount due in this statement does not include the Scheduled Escrow Disbursement(s) previously provided. An Updated Payoff Demand Statement Should Be Ordered Within One Business Day of the Anticipated Payoff Date

PAYOFF INSTRUCTIONS:

1. A late fee in the amount of \$51.16 may be added after the 16th of the month.
2. Funds MUST be sent via wire transfer, cashier's check, or title check only. Personal checks may not be accepted as payoff funds and may result in additional interest accrual.
3. For Office of Foreign Assets Control ("OFAC") requirements, wire remittance must include borrower's full legal name, date of birth and property address. If this information is not provided, it will delay the receipt of funds causing additional interest and other costs to be incurred.
4. A fee of \$1,000.00 will be imposed if you provide payoff funds and subsequently request to rescind the payoff, unless such fee is prohibited by law. The \$1,000.00 fee will be deducted from the payoff funds being returned to you.

| Wiring Instructions | Mail or Overnight Instructions |
|--|--|
| Bank Name: Bank of America PennyMac Loan Services, LLC ABA # [REDACTED] Credit to: # [REDACTED] Loan # [REDACTED] Attention: Payment Clearing | PennyMac Loan Services, LLC Attention: Cash Management 6101 Condor Drive Moorpark, CA 93021 |

PennyMac will prepare the release of lien and will submit for recording within the time limits established by each state after receiving full payoff funds.

The amount indicated in this Payoff Demand Statement is subject to change for various reasons, including but not limited to the following:

- **When a charge of fifty (\$50) dollars or more impacts the Total Payoff Amount during the Good Through Date, PennyMac may send an updated Payoff Demand Statement to the same fax or mailing address of this demand and any previous Statements will be rendered null and void.**
- Additional or anticipated fees and costs may be incurred during the Good-through Date period relating to collection, foreclosure, bankruptcy, or other defaults on your loan.
- Adjustments may be required to reflect disbursements made by, or payments owed to, your prior lender if the servicing of your loan was recently transferred to PennyMac.
- A fee may be assessed and your payoff may be delayed if a payment is returned unpaid by your financial institution for any reason which includes additional interest owed.

WHAT YOU SHOULD DO

Continue to make all payments as scheduled. Any surplus balances in your account will be released to you within twenty (20) days of payment in full.

If you are enrolled in our Automatic Clearing House (ACH) program, it will automatically be cancelled when your loan is paid in full. You may cancel the ACH draft prior to the payoff by contacting Customer Service at least 3 business days prior to your scheduled payment date in order to avoid a draft from occurring prior to the payoff.

If you pay via online bill payment, please contact your financial institution or third party provider to cancel the payments once your loan has been paid in full.

OTHER IMPORTANT INFORMATION REGARDING YOUR PAYOFF

The payoff amount is subject to our final verification once we receive payoff funds. If your loan is in default, regardless of the **Good Through Date**, all default related processes, including but not limited to foreclosure sale, will continue and all fees and costs incurred after this payoff quote is issued will continue to be assessed until the loan is paid in full.

We only accept payoff funds on business days. We reserve the right, except when prohibited, to adjust payoff amount and refuse any insufficient funds for any reason, including, but not limited to, error in calculation of the Total Amount Secured by Mortgage, previously dishonored checks, or money orders, stop payment of checks or pending automatic mortgage payments or additional payments we made between the date of this payoff statement and the date we received the funds.

Escrow Account

As your Servicer, we will pay tax and/or insurance payments that become due until your loan is paid in full if you have an escrow account. You or your closing agent (if applicable) will need to request a refund for any duplicate taxes or insurance payments made by you, attorney, Title or Escrow Company.

Insufficient Payoff Proceeds

We may use funds in your escrow account, if the payoff proceeds are insufficient to payoff your loan. If the escrow balance is not enough to cover the shortage, the payoff funds will be returned and you will be required to order a new Payoff Demand Statement.

Late Charges

The amounts shown in this Payoff Demand Statement assume that all funds remitted for your monthly payments have cleared your bank account. A late charge and other fees may be assessed for payments that we receive after the appropriate late charge grace period.

Mortgage Insurance Premiums (MIP)

MIP on FHA loans are paid one month in arrears. The premium is a full month payment and is not subject to proration. The premium assessment is based upon when PennyMac is in receipt of payoff funds. If PennyMac is in receipt of funds on or after the 1st of the month a full month premium is assessed.

Credit Reporting

Payments received after 29 days from their due date may be reported as late to the credit reporting agencies.

Insurance Claim

If you wish to payoff your loan by using recent insurance claim proceeds, please call us at 1(800) 777-4001.

PENNYMAC APPRECIATES YOUR BUSINESS

If you have any questions, please call our Customer Service Department at (800) 777-4001, Monday through Friday, between 6:00 AM to 6:00 PM PT, 7:00AM to 11:00AM PT on Saturday.

Payoff funds must not be sent to the addresses below. Please refer to the "Payoff Instructions" section for details.

| | | | |
|---|--|---|--|
| Toll-free: (800) 777-4001 M-F 6:00AM – 6:00PM PT SAT 7:00 AM – 11:00AM PT Toll-free Fax: (866) 577-7205 | Website: www.PennyMacUSA.com Secure Messaging Online: Create an account and/or log in to http://www.PennyMacUSA.com , then look for the Secured Message Center to communicate with us securely. | Payments: Standard Address: P.O. Box 30597 Los Angeles, CA 90030-0597 Overnight Address: PennyMac Loan Services Attn: Lockbox Operations 20500 Belshaw Ave. Carson, CA 90746 (Please do not send correspondence) | Correspondence: Attn: Correspondence Unit P.O. Box 514387 Los Angeles, CA 90051-4387 (Please do not send payments) |
|---|--|---|--|

FHA Loans Originated prior to January 21, 2015

Appendix 8 (C): Mortgagee Notice to Mortgagor (09/94)

This is in reply to your inquiry/request for payoff figures or offer to tender an amount to prepay in full your FHA-insured mortgage which this company is servicing.

This notice is to advise you of the procedure which will be followed to accomplish a full prepayment of your mortgage.

PennyMac will only accept the prepayment on the first day of any month during the mortgage term; or accept the prepayment whenever tendered with interest paid to the first day of the month following the date prepayment is received.

Note: It is to your advantage to arrange closings so that the prepayment reaches us on or before (as close to the end of the month as possible) the first work day of the month.

If you have any questions regarding this notice, please contact our Customer Service Department at 1-(800)777-4001.

In accordance with the Fair Debt Collection Practices Act, 15 U.S.C. section 1692 et seq., debt collectors are prohibited from engaging in abusive, deceptive, and unfair debt collection efforts, including but not limited to: (i) the use or threat of violence; (ii) the use of obscene or profane language; and (iii) repeated phone calls made with the intent to annoy, abuse, or harass.

NEW YORK - If a creditor or debt collector receives a money judgment against you in court, state and federal laws prevent the following types of income from being taken to pay the debt: 1) Supplemental security income (SSI); 2) Social security; 3) Public assistance (welfare); 4) Spousal support, maintenance (alimony) or child support; 5) Unemployment benefits; 6) Disability benefits; 7) Workers' compensation benefits; 8) Public or private pensions; 9) Veterans' benefits; 10) Federal student loans, federal student grants, and federal work study funds; and 11) Ninety percent of your wages or salary earned in the last sixty days. PennyMac Loan Services, LLC is registered with the Superintendent of the New York State Department of Financial Services (Department). You may obtain further information or file a complaint by calling the Department's Consumer Assistance Unit at 1-800-342-3736 or by visiting www.dfs.ny.gov.

NORTH CAROLINA - Licensed by the North Carolina Department of Insurance. Permit No. 104753 - 6101 Condor Dr., Suite 200, Moorpark, CA 93021. Permit No. 112228 - 14800 Trinity Blvd., Fort Worth, TX 76155. Permit No. 112874 - 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361. Permit No. 112877 - 2201 West Plano Parkway, Suites 150 and 300, Plano, TX 75075. Permit No. 113746 - 10550 West Charleston Blvd., Suite A, Las Vegas, NV 89135.

OREGON - Residential mortgage loan servicers are regulated by the Oregon Division of Financial Regulation. To file a complaint, call (866) 814-9710 or visit <http://dfr.oregon.gov>.

This is an attempt by a debt collector to collect a debt and any information obtained will be used for that purpose. However, if your account is subject to pending bankruptcy proceedings or if you have received a discharge in bankruptcy, this statement is for informational purposes only and is not an attempt to collect a debt against you personally.

Licensing Information



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